



Cochise County Community Development



San Pedro River NCA

Resource Management Plan Educational Forum

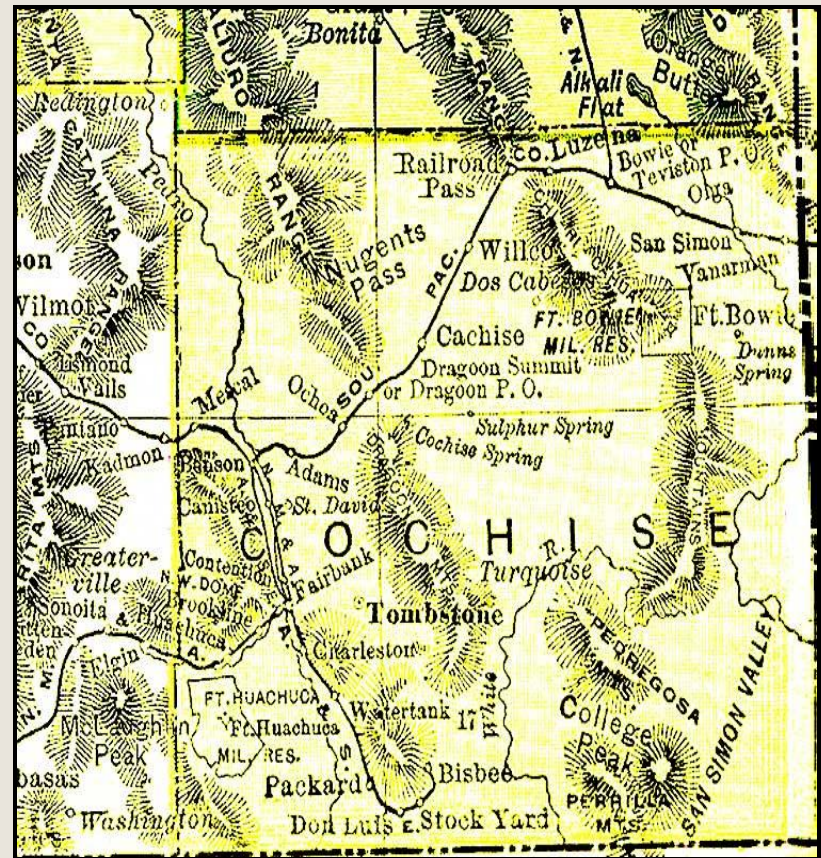
August 24, 2013

-
- Historical Land Use
 - Planning Functions
 - Cochise County Comprehensive Plan



Land Use -1800s/early 1900s

- Roads and rail surveyed (1850s-60s)
- Farming and ranching (1860s-80s)
- Cochise County established (1881)
- Charleston & Fairbank (early 1880s)
- Extensive woodcutting for mine shafts, railroad ties and housing
- Control water – control land





Land Use -1800s/early 1900s



Branding at The Old Buckelew Ranch, c. 1929. Tom Noland, Floyd Miller, Cliff Darnell, Clarence Darnell, Bennett Noland, Bert Roberts. (Noland Collection)



Cattle Brands of Some Well Known Ranches and Their Owners, in the Vicinity of Douglas, Ariz.

SLAUGHTER RANCH M. L. Williams	OK CATTLE CO. Shattuck, Meadows & Lutley	MULE MOUNTAIN RANCH Stevenson Bros.
LAZY JAY RANCH Geo. D. Stephens	HOUSE TOP X RANCH Moore Bros.	BAR V BAR Frank Bergmann
BAR M RANCH Jno. P. Cull	NI OUTFIT Ralph Cowan	DOUBLE SLASH Frank Sprowl
IVY BAR RANCH Hunt Brothers	CROSS-EYE QUARTER CIRCLE R. L. Kendall	BOX LOOP J. T. (Tuck) Potter
LAZY E RANCH Gus Kimble	THE XC RANCH Len Mobley	47 RANCH Bill Davis
FLYING V BAR Ross Sloan		THE S.T.K. RANCH John Stark
RING BONE RANCH F. C. Kimble		L6 BAR Frank Geers
PITCH FORK J. F. Glass		KEY RANCH Ike Price
OLD SPEAR E RANCH Arizona Meat Co. (Krentz)		C. L. OUTFIT C. L. McKinney
HIGH LONESOME RANCH Will Glenn		3 CIRCLE BRAND Wm. Riggs
SEVEN BAR L RANCH R. O. (Dick) Boss		HOLLOW CROSS John C. Riggs
SILVER CREEK RANCH Susan Walters		C BAR B. K. Riggs
		SEVEN BOX RANCH W. E. Swaggart
		BAR LE OUTFIT Walter Hatley
		LAZY BW RANCH J. E. Brophy
CROSS RAIL Pete Johnson Estate	HX OUTFIT M. A. Fairchild	ESSAY RANCH James E. Brophy II
MITTEN BRAND F. O. Mackey	JAY BAR A RANCH Ira D. Glenn	CORONADO RANCH C. C. Cooper
SEE SLASH RANCH Peter J. Johnson	BARZY BAR Harold Stark	QUARTER CIRCLE L Ed Leahy
BAR NOTHING RANCH H. C. Kendall	FORKED LIGHTNING P. G. Beckert	Y LIGHTNING RANCH Frank Moson
OLD SEVEN UP James Hunsaker Ranch	OLD CUSTOM HOUSE RANCH H. L. Christiansen	BAR Y BAR OUTFIT Buford Slover
BAR BOOT RANCH Shattuck & Lutley	TL SLASH BRAND Darnell & Roberts	WAGON ROD Boquillas Cattle Co.
	RANCHO SACATAL Holland & Paul	

Subject to Revision Due to Occasional Changes in Ranch Ownership

UB 11021

Post Card, published by Mr. F. O. Mackey, owner of The Gadsden Hotel, Douglas, during the 1930s.

Although the practice of branding goes back to antiquity and was performed by the ancient Egyptians, Greeks and Romans, the first branding in the Americas was done by Hernando Cortés after the fall of the Aztec capital, Tenochtitlan, when the Indian prisoners of war were branded with a G on the cheek for guerra. Brand registration for cattle was mandatory in New Spain from 1529. The practice followed by the Spanish was to place their brand on a piece of rawhide and hang it in a prominent place at the rancho; a copy was then sent to the provincial capital. Spanish brands were complicated and elaborate. That of Cortés was Las Tres Cruces. When Arizona became a territory of the United States, brand registration was haphazard, each county registering separately. This system led to duplication, and many opportunities for cattle rustling. The first Territorial Brand Book was published in 1898 and included 17,000 brands.

- Interest grew with the 1849 California gold rush
- Ranches in NCA; dramatic growth in livestock in 1880s-90s
- Plummeted due to drought in early 1890s; rose steadily until 1900.
- Another drought reduced numbers from 70K in 1900 to 30K in 1904.
- Boom unfolded along with mining, timber, ag, road and railroad construction.



Land Use – Post WWII

- Exploration and development accelerated post-WWII due to recreation, tourism, military activities, and retirees.
- Led to rapid urbanization and increasing demand for water and other resources.
- Large-scale commercial or industrial uses are few.
- Lot splitting or “wildcatting” more prevalent.



Planning Functions



- Building permits
 - Rezonings
- Special Use Permits
- Subdivision Review
- Master Development Plans
 - Home Occupations
- Accessory Living Quarters
 - Lot Modifications
 - Variances
 - Addresses
- Community land use plans
- Amend/revise Comprehensive Plan

How it Fits Together

Comprehensive Plan:

- Blueprint for County Growth
- Land Use Maps & Goals & Policies
- Guides rezoning, MDP, Special Use recommendations

Zoning

- Specifies permitted land uses allowed in different districts
- Lists site development standards (i.e.; setbacks & parking)

Development Review

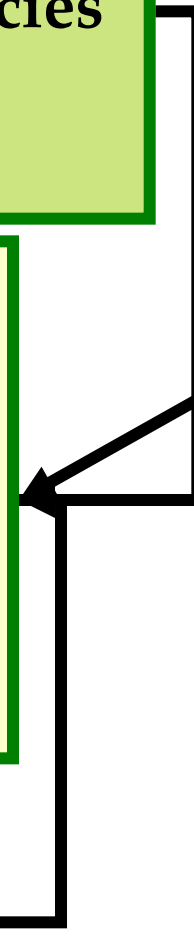
- Subdivisions
- Building Permits

Light Pollution
Code

Hazard
Abatement

Land Clearing
Ordinance

Building
Code





ARS requires counties to formulate comprehensive plans for the purpose of “guiding and accomplishing a coordinated, adjusted and harmonious development of the area of jurisdiction.”

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Comprehensive Plan



- “Umbrella” document; guides/dictates location of zoning districts.
- The Zoning Regulations provide the regulatory framework for implementation of Comprehensive Plan policies.
- Provides goals & policies for Land Use, Transportation, Water Conservation, Housing, and Intergovernmental Coordination, among others.
- The Comprehensive Plan Map provides 4 broad Growth Area categories and a number of Plan Designations allowed within each.
- Growth Area categories defined by proximity of an area to incorporated cities or established townsites & access to facilities & services.
- Plan Designations more specific; define characteristics of a given community within a Growth Area.


Legend


 San Pedro Riparian NCA


 County Boundary


Incorporated Limits:

 BENSON


 BISBEE


 HUACHUCA CITY

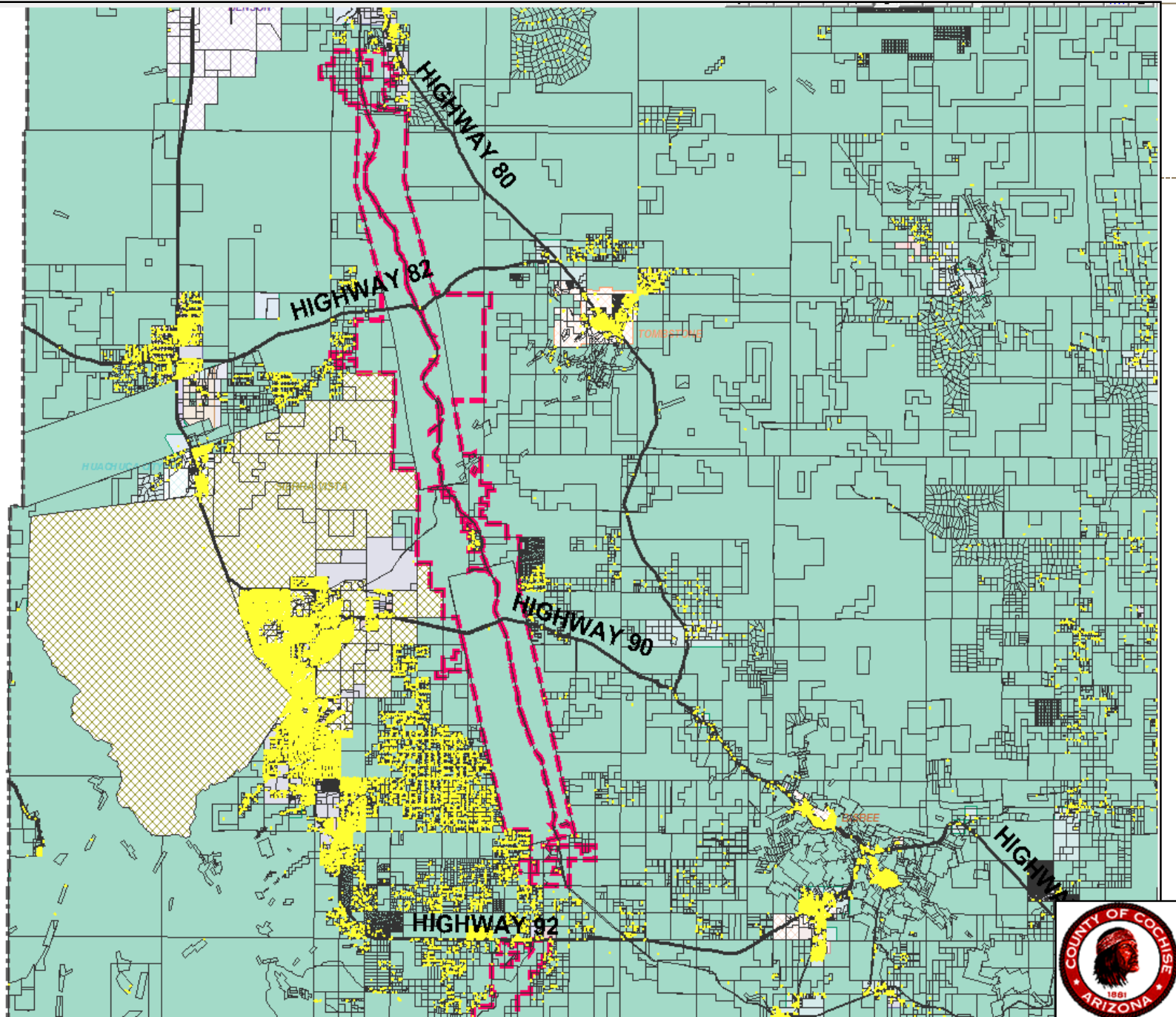
 SIERRA VISTA

 TOMBSTONE

 Parcels

 Highways

 Address





Comprehensive Plan



The overall goal of the Comprehensive Plan is to promote the future growth of Cochise County in an orderly, harmonious, environmentally and economically responsible manner with consideration for the following:

- **A productive and sustainable economic base.**
- **A safe, healthy living environment for residents.**
- **Increased soil stability and ground cover to help promote water recharge, and plant and animal diversity.**
- **Neighborhood stability and protection of property values.**
- **Citizen involvement; strive for cooperative solutions and common ground to address diverse communities and opinions.**
- **Coordination with state and federal agencies to further County goals that will benefit economy and environment.**



Comprehensive Plan

Federal Government Coordination



- Approximately 26% of land in Cochise County is administered by federal agencies.
- Policies for managing these lands significantly impact Cochise County's culture, history, economy, environment and lifestyles; important for County to participate in developing policy, with opportunities for the public to be heard.
- NEPA requires federal agencies to allow local governments to participate in developing land use plans; to cooperate and coordinate with local governments in developing such plans and; to ensure that federal policies are consistent with policies of local governments.



Comprehensive Plan

Federal Government Coordination



Per the Comprehensive Plan:

“Ensure that the Federal Government provides Cochise County opportunity to participate in the development of land use plans, to cooperate and coordinate with the County in developing such plans, and to ensure that federal policies are consistent with local or regional policies.”



Comprehensive Plan & SPRNCA



Goals:

1. Coordinate efforts with other organizations and jurisdictions, including the BLM, to protect the SPRNCA, as well as the economic and social well-being of Cochise County residents.
2. Cochise County recognizes both the historic and current value of the SPRNCA as a national riparian wildlife habitat, migratory bird corridor, recreational and agricultural resource, and critical habitat for an endangered species.
3. Fort Huachuca and its dependent and associated organizations both on and off the military reservation form the economic underpinning of communities in the surrounding area and contribute nearly \$3B annually to the economy of the state. The economic, social and cultural character of Cochise County would change unacceptably were we to fail to preserve the SPRNCA and thereby protect the Fort.



Comprehensive Plan & SPRNCA



Policies:

1. Public lands, including the SPRNCA, shall be managed so as to minimize negative impacts on regional groundwater.
2. Public access to public lands, including the SPRNCA for recreation, should be consistent with preservation of a viable conservation area.
3. Agricultural uses, including grazing, may be permitted on public lands, including the SPRNCA, within limits consistent with preservation goals.
4. Sub-watershed-wide conservation, reuse, recharge and augmentation policies and projects must be used to resolve both riparian condition issues and the overall balance of water levels within the aquifer.
5. All water use, including riparian water use, must be carefully managed to help maintain a viable riparian area and protect the economic and social sustainability of Cochise County.

TABLE 1 – POPULATION AND PARCEL DATA

Area	2010 Population
Sierra Vista Subwatershed (SVS)	77,300 ¹
Portion of SVS Served by Water Providers	62,100 ²
Portion of SVS Not Served by Water Providers	15,200 ³ (12,050) ⁷
Type of Parcel Improvement	Approximate Number of Private Parcels in Study Area Not Served by Water Providers ⁴
Single Family Residence	2,150 ⁵ (2,490) ⁶
Mobile Home (includes affixed and park models)	2,180 (2,530) ⁶
Multi-Family Residence	2
Commercial	20
Public	10
Yard	3
Other	170
None	3,970 (3,290) ⁶
Total	8,515

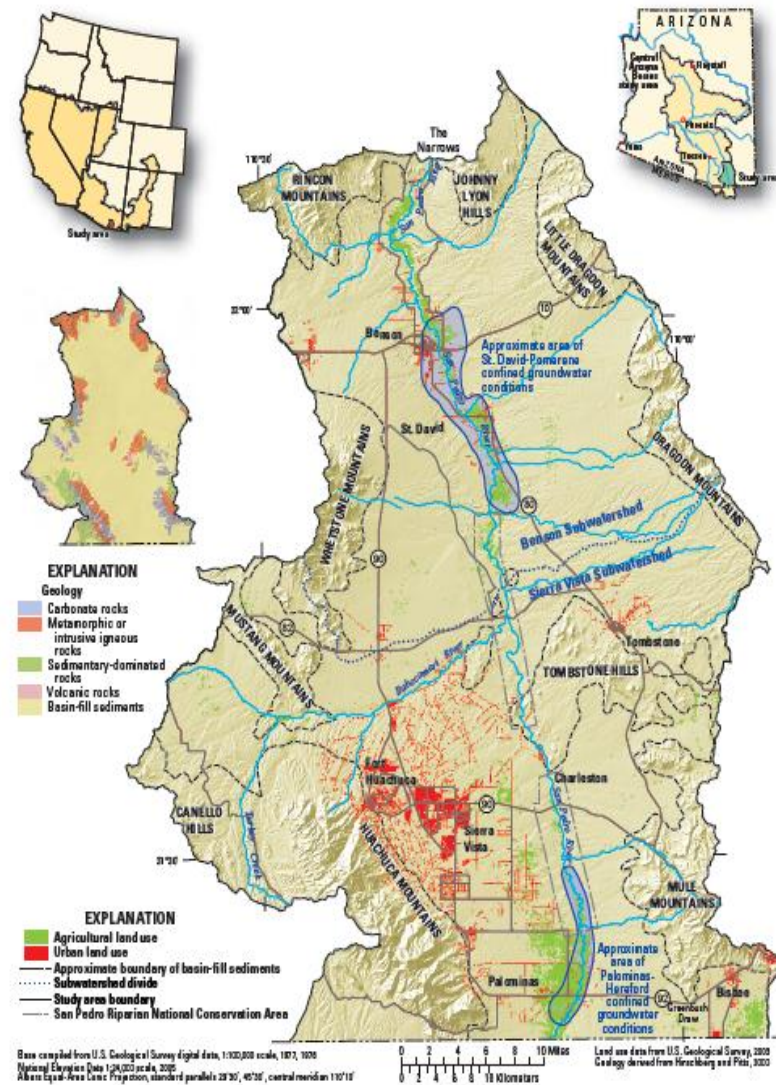
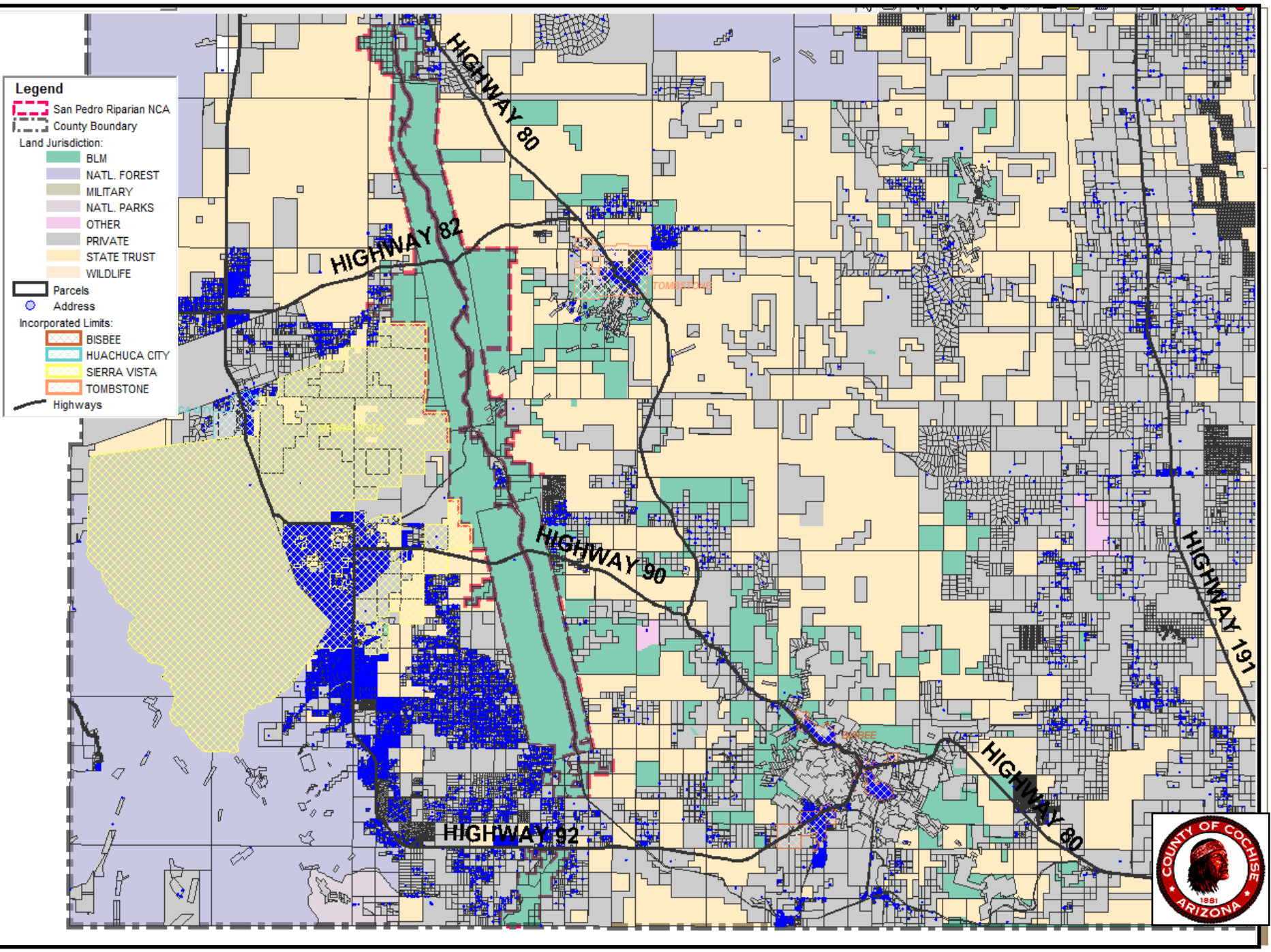


Figure 1. Physiography, land use, and generalized geology of the Sierra Vista subbasin, Arizona.



Legend

- San Pedro Riparian NCA
- County Boundary

Land Jurisdiction:

- BLM
- NATL. FOREST
- MILITARY
- NATL. PARKS
- OTHER
- PRIVATE
- STATE TRUST
- WILDLIFE

- Parcels
- Address

Incorporated Limits:

- BISBEE
- HUACHUCA CITY
- SIERRA VISTA
- TOMBSTONE

- Highways





SV Sub-watershed Water Conservation & Management Policy Plan



- Adopted in 2006, the overlay district has a specific set of regulations that applies to all development within the SV sub-watershed.
- Requires new water conservation site development standards that are required with every new residential or non-residential structure in the sub-watershed.



Cochise County

Public Lands Advisory Committee



- Six members; PLAC established with the purpose of advising Supervisors regarding opportunities, impacts, and issues pertinent to public lands.
- Assists in developing MOUs with federal land management agencies to give the County appropriate legal standing to require agencies to coordinate and consult.



Questions